

State Use 101
Print Date 12-13-2022 1:04:56 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
DUNCAN ARLENE DUNAN KALINA LYNN 40 REDSTONE DR EAST LONGMEADOW MA 01028 GIS ID F_381565_2856811												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		441000		441,000									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		142600		142,600									
												RESIDNTL.		101		500		500									
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates 12-16-2020 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		584,100		584,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
DUNCAN ARLENE DUNCAN ARLENE REDSTONE PONDS LLC TR				24452		0390		03-16-2022		U	I	100		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed		
				23620		0274		12-30-2020		U	I	560,000		1	2022	101	405,300		2021	101	88,300		2020	131	24,600		
				22438		0529		11-08-2018		U	V	471,000		1V		101	145,000			101	134,600						
															Total	550,300		Total		222,900		Total		24,600			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int												
Total				0.00																							
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 441,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 142,600 Special Land Value 0 Total Appraised Parcel Value 584,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 584,100											
Nbhd			Nbhd Name			Tracing			Batch																		
0001																											
NOTES																											
PS#1166 LOT 19 PLAN 385/32-34																											
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY											
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result			
202001107		04-03-2020		2	DWELLING		220,000		07-08-2020		100		12-16-2020		NEW SINGLE FAMIL		12-16-2020 07-08-2020					400 334	25 15	OC VISIT PERMIT VISIT			
LAND LINE VALUATION SECTION																											
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric		Land Value		
1	101	ONE FAM		RA				40,000		SF	2.84	1.250	9	LAND	1.00	NG	1.00				0		1.000	3.55		142,000	
1	101	ONE FAM		RA				0.168		AC	7,000.00	1.000	0		0.50	NG	1.00	WET			0		1.000	3,500		600	
Total Card Land Units								1.09		AC	Parcel Total Land Area: 1.09				Total Land Value										142,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	103.54	
Interior Floor 2			RCN	445,440	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2020	
AC Type	03	FULL	Effective Year Built	2020	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures	2		Depreciation %	1	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	99	
Extra Kitchen St			RCNLD	441,000	
FBM Sqft	1350		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	7.48	2021	70	0.00	GD	G	1.25	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,083		32.19	67,057
FFL	1ST FLOOR	2,103	2,103		160.81	338,181
GAR	GARAGE	0	588		64.27	37,790
OPF	OPEN PORCH	0	148		16.30	2,412
Ttl Gross Liv / Lease Area		2,103	4,922			445,440

